

## Pfeiffer, Jane K - DNR

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**From:** Pfeiffer, Jane K - DNR  
**Sent:** Friday, December 9, 2022 12:55 PM  
**To:** Robert Reineke; Shane LaFave  
**Cc:** Hedman, Curtis J - DHS; Mylotta, Pamela A - DNR; Que El-Amin; Pratap Singh  
**Subject:** RE: Community Within the Corridor West Block (02/41-587376) - Immediate Action Required

Hi Robert – Thank you for providing the below information. Concerning the last paragraph in your email, as previously stated, the DNR recommends the use of a portable gas chromatograph/electron capture detector GC/ECD unit to investigate the source of the indoor air TCE contamination. That being said, K. Singh and the RP may choose to use summa cannisters to evaluate potential source areas. Please note that sampling results must be submitted to the DNR within 10 business days of receiving sample results and must include a preliminary analysis of the cause and significance of any contaminant concentrations observed in the sample, per Wis. Admin. Code § NR 716.14.

Thank you, Jane

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Jane Pfeiffer

Phone: (414) 435-8021

[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)

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**From:** Robert Reineke <[rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)>  
**Sent:** Thursday, December 8, 2022 2:01 PM  
**To:** Pfeiffer, Jane K - DNR <[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)>; Shane LaFave <[shane@roerscompanies.com](mailto:shane@roerscompanies.com)>  
**Cc:** Hedman, Curtis J - DHS <[Curtis.Hedman@dhs.wisconsin.gov](mailto:Curtis.Hedman@dhs.wisconsin.gov)>; Mylotta, Pamela A - DNR <[Pamela.Mylotta@wisconsin.gov](mailto:Pamela.Mylotta@wisconsin.gov)>; Que El-Amin <[que@scott-crawford.com](mailto:que@scott-crawford.com)>; Pratap Singh <[psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)>  
**Subject:** RE: Community Within the Corridor West Block (02/41-587376) - Immediate Action Required

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Jane,

You had several questions below. Please find our responses directly below in **Red**.

- Provide the sample duration for the 11/02/22 indoor air sampling event.

**The sample duration on 11/02/22 was 24 hours.**

- Discuss the purpose of the pipes detailed above.

The pipes are principally electrical.

- Provide additional information on the TCE detected in outdoor air. More specifically, discuss the potential source(s) and where it is believed to be entering the building and what this implies about the TCE in indoor air within the site buildings.

We do not have sufficient information to speculate on the source of TCE in outdoor air, except that we note that it was upwind of the occupied building. That would imply an off-site source.

As outdoor air contained TCE at 0.27 ug/m<sup>3</sup> we believe that indicates a contribution to the indoor air quality and the readings of 2.1 ug/m<sup>3</sup> in the hallways are influenced by outside air background concentrations. As such, we believe the primary focus of the investigation should be on the storage room readings.

- Provide an update on the status of Buildings 4 & 5, including whether they are currently occupied and an anticipated schedule for when the VMS will be operational.

Buildings 4 and 5 are still under construction and are unoccupied. It is anticipated that the VMS system will be activated in early January.

We have received a quote for mobilizing a GC at the property and are evaluating it. Passive samplers have been connected and are on the way to the laboratory for analysis. We would appreciate WDNR's thoughts on 24-hour Summa canister collection in the duct in Building 6 and on the other side of the firewall in Building 5 in order to further assess that pathway as a point on intrusion.

### Robert Reineke, PE

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Scientists  
Consultants



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**From:** Pfeiffer, Jane K - DNR <[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)>

**Sent:** Friday, December 2, 2022 1:01 PM

**To:** Robert Reineke <[rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)>; Shane LaFave <[shane@roerscompanies.com](mailto:shane@roerscompanies.com)>

**Cc:** Hedman, Curtis J - DHS <[Curtis.Hedman@dhs.wisconsin.gov](mailto:Curtis.Hedman@dhs.wisconsin.gov)>; Mylotta, Pamela A - DNR <[Pamela.Mylotta@wisconsin.gov](mailto:Pamela.Mylotta@wisconsin.gov)>; Que El-Amin <[que@scott-crawford.com](mailto:que@scott-crawford.com)>; Pratap Singh <[psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)>

**Subject:** RE: Community Within the Corridor West Block (02/41-587376) - Immediate Action Required

**Importance:** High

Greetings,

Thank you for presenting the vapor work plan in a timely manner. The DNR reviewed the notification work plan with DHS and has the following time-critical comments:

Notification requirements:

## Pfeiffer, Jane K - DNR

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**From:** Pfeiffer, Jane K - DNR  
**Sent:** Friday, December 9, 2022 8:18 AM  
**To:** Robert Reineke  
**Cc:** Pratap Singh  
**Subject:** RE: Community Within the Corridor West Block (02/41-587376) - Immediate Action Required

Robert—Additionally, as we discussed on the phone yesterday, it appears that the portable gas chromatograph units can detect TCE at 0.5 micrograms/m<sup>3</sup>. This detection value is well below the residential VAL for TCE (2.1 micrograms/m<sup>3</sup>), therefore, it appears that this sampling method is suitable for assessing indoor air at this site.

Thanks, Jane

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**Jane Pfeiffer**

Phone: (414) 435-8021

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**From:** Pfeiffer, Jane K - DNR  
**Sent:** Thursday, December 8, 2022 1:44 PM  
**To:** Robert Reineke <[rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)>  
**Cc:** Pratap Singh <[psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)>  
**Subject:** RE: Community Within the Corridor West Block (02/41-587376) - Immediate Action Required

Hi Robert—Thanks for this info. As we discussed, please incorporate this into future submittals and associated discussions, as applicable.

Best, Jane

**We are committed to service excellence.**

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**Jane Pfeiffer**

Phone: (414) 435-8021

[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)

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**From:** Robert Reineke <[rreineke@ksinghengineering.com](mailto:rreineke@ksinghengineering.com)>  
**Sent:** Thursday, December 8, 2022 1:41 PM  
**To:** Pfeiffer, Jane K - DNR <[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)>  
**Cc:** Pratap Singh <[psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)>  
**Subject:** RE: Community Within the Corridor West Block (02/41-587376) - Immediate Action Required

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Jane,

As we discussed earlier this morning, there is no central HVAC system for the units and hallways for the west block project. Heating and cooling is handled in units via individual units. Typical furnaces in units are the Carrier Furnace Model No. 59SC5B026E141110. Furnaces for the hallways are the wall mounted Carrier Furnace Model No. 40MAHBQ24XA3.

All of the units heat the area locally and do not spread air throughout the buildings.

Please see the attached plans showing the locations of the HVAC equipment.

**Robert Reineke, PE**

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**From:** Robert Reineke

**Sent:** Thursday, December 8, 2022 9:24 AM

**To:** Pfeiffer, Jane K - DNR <[jane.pfeiffer@wisconsin.gov](mailto:jane.pfeiffer@wisconsin.gov)>

**Cc:** Dr. Pratap Singh ([psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)) <[psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)>

**Subject:** FW: Community Within the Corridor West Block (02/41-587376) - Immediate Action Required

Jane,

Please find attached documentation of notification of residents of the Community Within the Corridor – West Block project.

In addition, passive vapor samplers were collected yesterday and shipped to the laboratory for analysis. Vacuum measurements were also performed and all measurements exceeded 0.004 inches of water.

I've been in contact in regard to getting a gas chromatograph on site. I'm pursuing it, but it's unclear if they can achieve a low enough detection limit for TCE based on the results we have in order to be an effective investigative tool. I'll be in touch when I know more.

**Robert Reineke, PE**

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Brookfield, WI 53045  
262-786-4450  
QUALITYHEATING.com

Project:  
Community Within The  
Corridor - West Block  
2758 N. 33rd St  
Milwaukee, WI 53210

# Community Within The Corridor - West Block

SHEET NAME:  
Title Page  
DRAWN BY:  
PG / JC  
DATE: 5/11/2021  
2:19:58 PM  
SCALE:

M - T

### Wisconsin Commercial Building Code Notes:

- All new HVAC units to be installed per manufactures specification
- All equipment AGA, CSA, and UL approved
- Install heating equipment per IMC. 304
- Equipment vents to be installed per IFGC 503.8/SPS 364.0401(4)(a)
- Install HVAC system controls per IECC 403.1.1 & 503.2.4
- Thermostats to have a 5° dead band heating adjustable down to 55° cooling and up to 85° heating
- All units to be provided with programmable thermostats 48" above floor
- Ducts to be fabricated and installed per IMC 603.4 and SMACNA Duct Construction Standards-2005 third edition
- All ducts to be sealed (Low <2"w.g.) per IMC. 603.9 & IECC 503.2.7
- All pipe and duct insulation to conform to IMC. 604.1 SPS 363.1029 ducts to be insulated per SPS 363.053(6) (R-5 unconditioned space) (R-8 outside of envelop)
- Balancing to be performed per SPS 364.0313
- Volume dampers must be provided in all branch ducts to permit accurate balancing of the system per IMC 608.18
- Duct & plenum insulation installed per IECC 403.2.1 & 503.2.7
- Calibration of controls to be performed per SPS 364.0313
- Dwelling requirements toilet, bath, and kitchen per IMC 403/SPS table 364.0403/IMC 402
- All ventilation supply and exhaust systems to have gravity or motorized dampers per SPS 363.0503
- Ceiling radiation dampers required at floor/ceiling assembly per 2009 IBC. 717.6.2.1 fire damper, CRD installed per exception IMC 607.6.2.1
- Provide exhaust per IMC. 501
- Combustion air to be provided per IMC. 701
- Sidewall individual bath fan exhaust rigid pipe per IMC 607.2.1
- Clothes dryer to be vented per IMC 504 / IFGC 613 and manufactures specifications tag equivalent length at dryer vent
- Natural ventilation for living areas and kitchen per table 364.0402 & IBC 1203.4.1
- Seal A/C linesets at membranes in walls and at ceiling penetration with approved sealant per 2009 IMC 302.2 & IBC 713.3 & 713.4
- Provide owner system instructions and operating manuals per SPS 364.0313

### Mechanical Equipment Schedule

Symbol	Model	Family and Type	Count	Location	Heating Capacity (Btu/H)	Cooling Capacity (Btu/H)	Airflow (CFM)	Voltage	Phase	Amps	MOCP	Keynote
F - 1	59SC5B026E141110	Carrier Furnace 95: 26 MBH 1000 CFM	53	Units	26,000	-	1,000	115	1	7.3	15	
F - 2	59SC5B040E141110	Carrier Furnace 95: 40 MBH 1000 CFM	12	Units	40,000	-	1,000	115	1	9.7	15	
F - 3	59SC5B060E141112	Carrier Furnace 95: 60 MBH 1200 CFM	2	Units	60,000	-	1,200	115	1	9.8	15	
F - 4	59SC5B080E171116	Carrier Furnace 95: 80 MBH 1600 CFM	3	Units	80,000	-	1,600	115	1	13.4	15	
F - 5	59SC5B100E211120	Carrier Furnace 95: 100 MBH 2000 CFM	8	Units	100,000	-	2,000	115	1	16.7	20	
F - 6	59SC5B120E241122	Carrier Furnace 95: 120 MBH 2200 CFM	1	Units	120,000	-	2,200	115	1	16.7	20	
AC - 1	CNPVP1814ALA	Carrier Cased Evaporator Coil: 1.5 T	52	Units	-	18,000	-	-	-	-	-	
AC - 1	CA16NW018	Carrier Outdoor Condenser: 1.5 Ton	52	Roof	-	18,000	-	208/230	1	11.7	20	
AC - 2	CNPVP2414ALA	Carrier Cased Evaporator Coil: 2 T	14	Units	-	24,000	-	-	-	-	-	
AC - 2	CA16NW024	Carrier Outdoor Condenser: 2 Ton	14	Roof	-	24,000	-	208/230	1	14.4	25	
AC - 3	CNPVP3014ALA	Carrier Cased Evaporator Coil: 2.5 T	2	Units	-	30,000	-	-	-	-	-	
AC - 3	CA16NW030	Carrier Outdoor Condenser: 2.5 Ton	2	Roof	-	30,000	-	208/230	1	16.8	25	
AC - 4	CNPVP4821ALA	Carrier Cased Evaporator Coil: 4 T	11	Units	-	48,000	-	-	-	-	-	
AC - 4	CA16NW048	Carrier Outdoor Condenser: 4 Ton	11	Roof	-	48,500	-	208/230	1	26.1	40	
C - 1	40MAHBQ24XA3	Carrier Split System Indoor High Wall: 2 Ton	13	Hallway	24,000	24,000	719	208/230	1	0.625	-	14/4 STRANDED WIRE INTERCONNECTED TO OUTSIDE UNIT HPO-1 BY E.C.
HPO - 1	38MARBQ24AA3	Carrier Heat Pump Outdoor: 24 MBH	13	Roof	24,000	24,000	-	208/230	1	25	35	
EF - 1	AE80BF	Broan Fan: Broan Fan Finish Kit	6	Bathroom	-	-	80	120	1	0.3		
EF - 2	L250	Broan Ex Fan: Broan Fan Finish Kit	5	Bathroom	-	-	250	120	1	2.1		
EF - 3	L300	Broan Ex Fan: Broan Exhaust Fan	1	Bathroom	-	-	250	120	1	2.6		
EF - 4	TD-200	S&P TD EX Fan: TD-200	1	Kitchen Exhaust	-	-	754	115	1	2.2		
T	T-4	Honeywell Thermostat: T-4	67	Units	-	-	-	-	-	-	-	5/2 PROGRAMMABLE CONCEALED THERMOSTAT
EWH - 1	AWH4404	Electric Wall Heater: Q-Mark	17	Entryways	10,235	-	-	208	1	14.4		
EWH - 2	Broan 174	Electric Wall Heater: Broan	1	Mechanical Rooms	5,120	-	-	120	1	12.5		
PRV - 1	4YC86	Dayton Powered Roof Ventilator: 10" PRV	1	Roof	-	-	200	115	1	1.7		24/7 CONTROL WITH COOLING ECONOMIZER & SMOKE DETECTOR
RTU - 4	48TCFD14A3A5-0A0G0	Carrier RTU 48TC 6-15T: 12.5 Ton	1	Laundromat Roof	205,000	148,000	4,800	208/230	3	67	80	WITH SMOKE DETECTOR
RTU - 3	48TCED08A2A5-0A0G0	Carrier RTU 48TC 6-15 Ton: 7.5 Ton	1	Building 7 Roof	148,000	90,100	3,000	208/230	3	43	50	24/7 CONTROL 4" SA & EX TO BE 26GA
ERV - 1	HE1XINV	RenewAire ERV HE1XINV: 1000 CFM	1	Building 8 3rd Floor	-	-	1,000	208/230	1	10.1	15	24/7 CONTROL 4" SA & EX TO BE 26GA INTERLOCK TO CONNECTED RTU-3 BY ELECTRICAL CONTRACTOR
ERV - 3	HE3XRTR	RenewAire ERV HE3XRTR: 3000 CFM	1	Building 7 Roof	-	-	3,000	208/230	3	14.9	20	

### Register Schedule

Symbol	Model	Family and Size	Count	Min Airflow	Max Airflow	Keynote
S1		Supply Diffuser - Round Face Round Neck: 4" Ø	146	40 CFM	50 CFM	
S2	MFSCR106 W2	Supply Diffuser - Rectangular Face Round Neck: 10" x 6" x 6"Ø	85	100 CFM	125 CFM	
S3	MFSCR126 W2	Supply Diffuser - Rectangular Face Round Neck: 12" x 6" x 7"Ø	31	145 CFM	175 CFM	
S4	MFSCR146 W2	Supply Diffuser - Rectangular Face Round Neck: 14" x 6" x 8"Ø	194	200 CFM	250 CFM	
S5	MFSCR166 W2	Supply Diffuser - Rectangular Face Round Neck: 16" x 8" x 10"Ø	20	250 CFM	350 CFM	
6" ERV EX		Supply Diffuser - Round Face Round Neck: 6" Ø	1	35 CFM	45 CFM	
S6		Supply Diffuser - Rectangular Face Round Neck: 24" x 10"	4			
8"		Supply Diffuser - Round Face Round Neck: 8" Ø	1			
RA 12 X 12		Return Diffuser: 12 x 12	2			
RA 30 x 8		Return Diffuser: 30 x 8	47			
RA 30 x 8		Return Diffuser: 30 x 10	1			
RA 30 x 10		Return Diffuser: 30 x 10	15			
RA 30 x 12		Return Diffuser: 30 x 12	2			
RA 36 x 18		Return Diffuser: 36 x 18	9			
14 x 6 Transfer		Return Diffuser: 14 x 6	6			
16 x 8 Transfer		Return Diffuser: 16 x 8	4			
30 x 18 Transfer		Return Diffuser: 30 x 18	2			
EX - 1		Exhaust Grill: 12 x 12	1			

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1st Floor BLDG 6 & 7	<a href="#">M-102</a>
1st Floor BLDG 8	<a href="#">M-103</a>
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2nd Floor BLDG 8	<a href="#">M-202</a>
3rd Floor BLDG 8A	<a href="#">M-301</a>
Roof BLDG 4 & 5	<a href="#">M-401</a>
Roof BLDG 6 & 7	<a href="#">M-402</a>
Roof BLDG 8a & 8b	<a href="#">M-403</a>

<b>BUILDING CODE</b>	
2015	INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
<b>MECHANICAL CODE</b>	
2015	INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
<b>ENERGY CODE</b>	
2015	INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363 ZONE #6
<b>FUEL GAS CODE</b>	
2015	INTERNATIONAL FUEL GAS CODE WITH WISCONSIN AMENDMENTS SPS 365



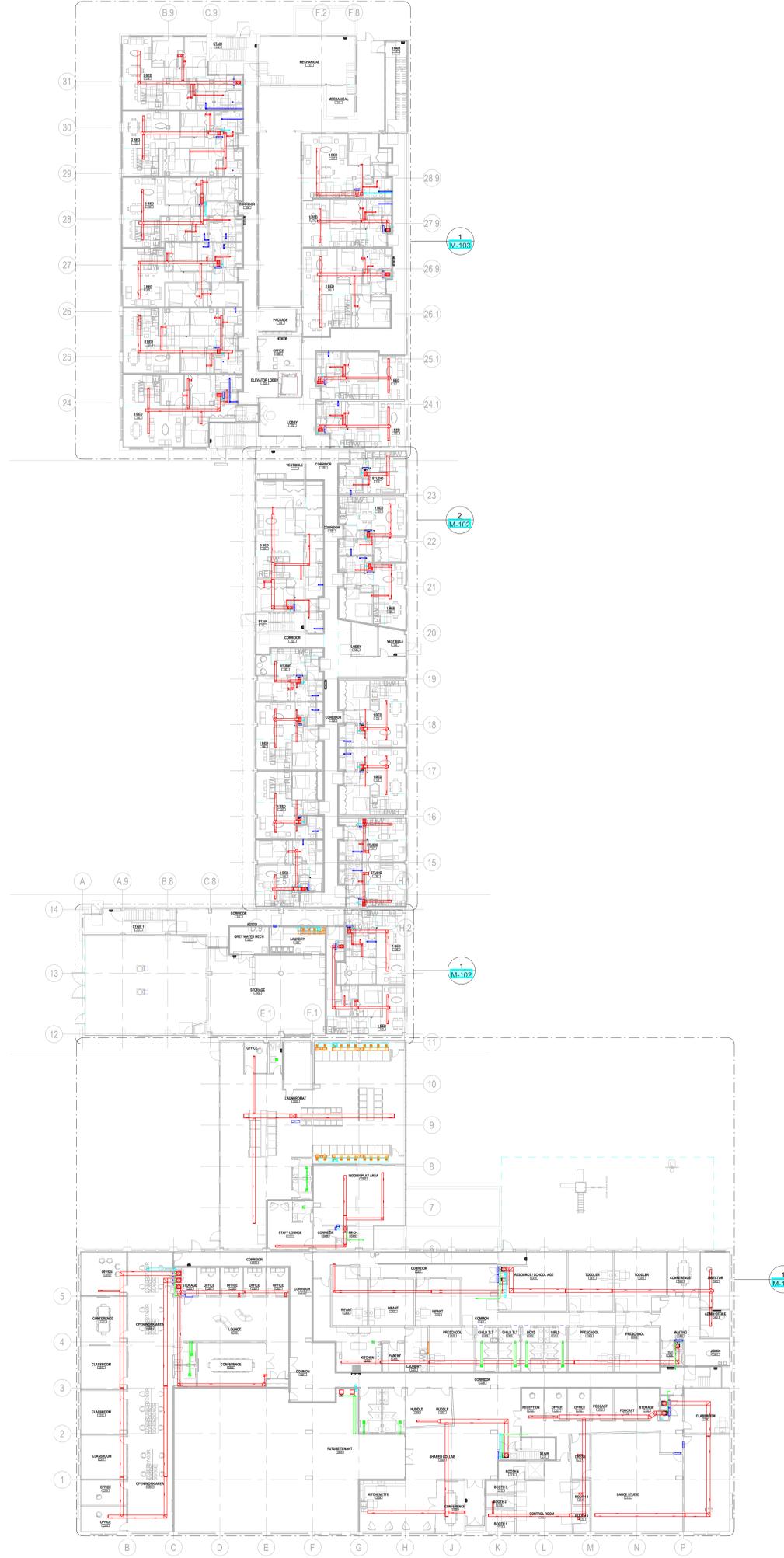
**QUALITY HEATING**  
& SHEET METAL COMPANY, INC.

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Brookfield, WI 53045  
262-786-4450  
QUALITYHEATING.com

Project:  
Community Within The  
Cooridor - West Block  
2758 N. 33rd St  
Milwaukee, WI 53210

# Community Within The Cooridor - West Block

SHEET NAME:  
First Floor Overview  
DRAWN BY:  
DA / JC  
DATE: 5/11/2021  
2:20:18 PM  
SCALE: 3/64" = 1'-0"



1 1st Floor Overview  
3/64" = 1'-0"



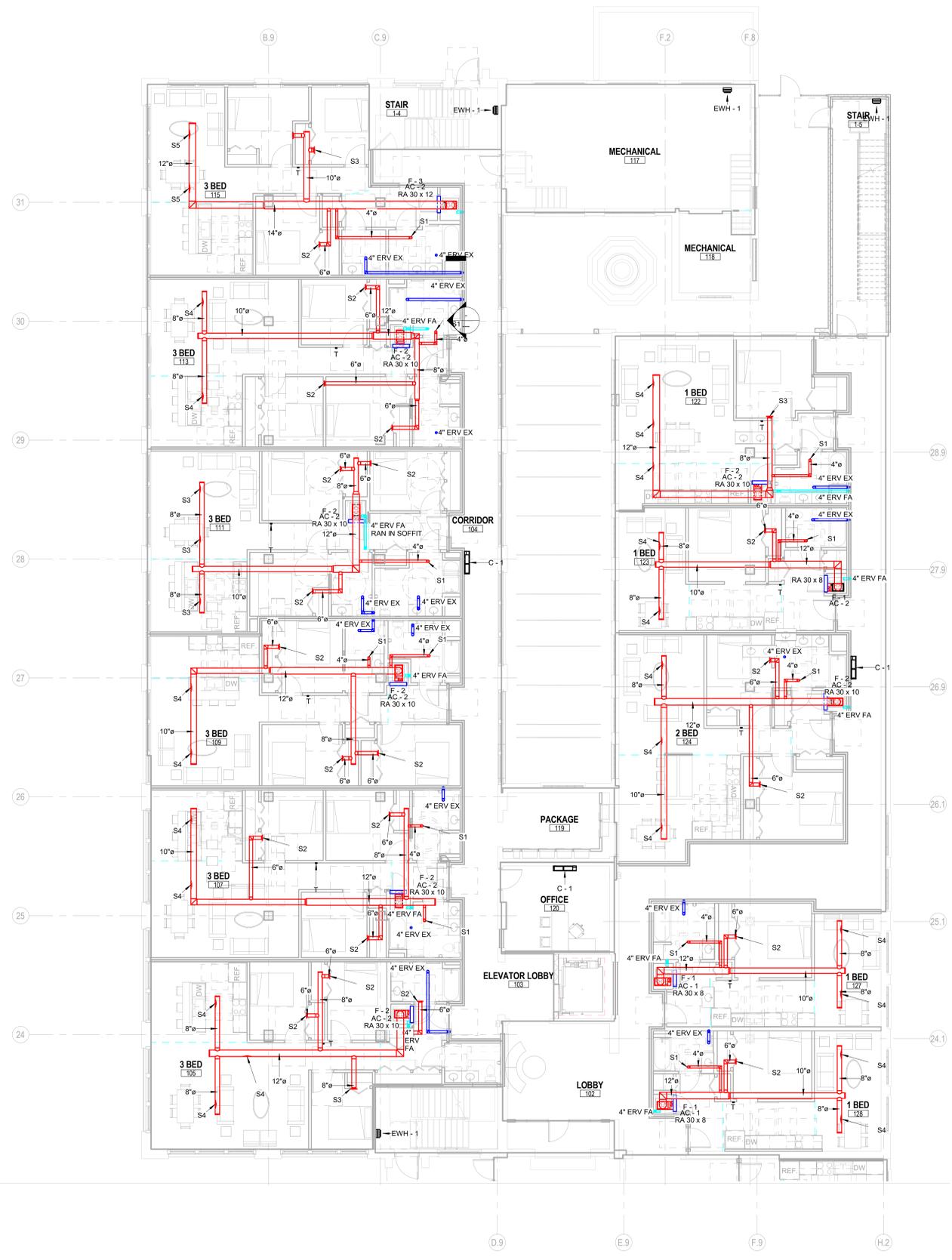
**M-100**



# Community Within The Cooridor - West Block

SHEET NAME:  
1st Floor BLDG 8  
DRAWN BY:  
DA / JC  
DATE: 5/11/2021  
2:20:46 PM  
SCALE: 1/8" = 1'-0"

## M-103



Contractor to be aware that many of the closet walls are only up to 7'-6" (jsw)

